www.fourthriverdevelopment.com

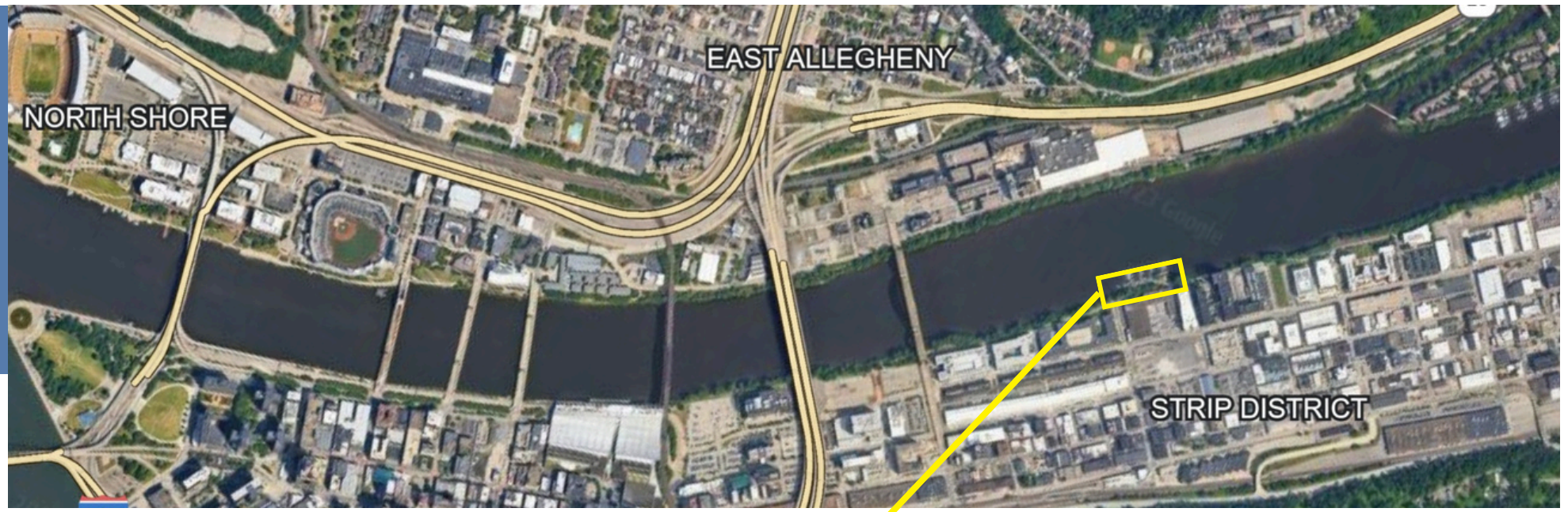
For Sale

Strip District Marina Property

2 23rd Street, Pittsburgh, PA 15222

Reduced Price

$800,000





Pat Morosetti **412-231-4444**
Principal
Director of Brokerage

FOURTH RIVER DEVELOPMENT LLC
Fourth River Development LLC
7112 Front River Road
Pittsburgh, PA 15225
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Property Features:

- Sale includes income from ground lease with Lock Wall Marina
- 44 Existing Boat Slips
- +/- 700' of Allegheny River frontage
- Potential Marina expansion opportunity
- Existing permits
- Electric and water access
- Boat launch area and restrooms
- Access to marina via easements from 23rd Street
- Total area with expanded Riparian Rights and permitted use is approximately 3.68 acres of land and water
- Great location - only access to the river in the Strip District

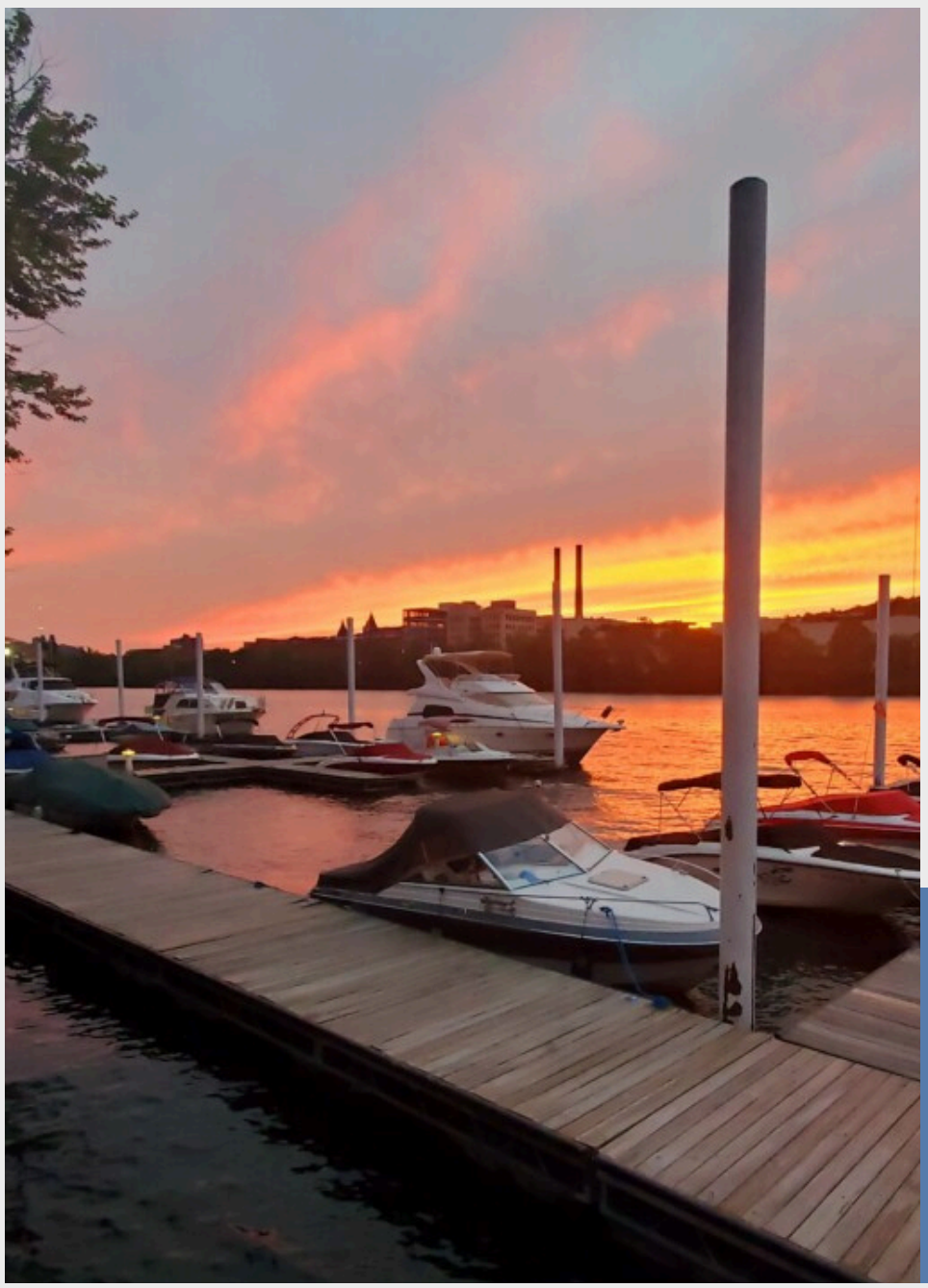
Boat Launch

Restrooms

Potential Expansion Area

Centrally located in Strip District





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